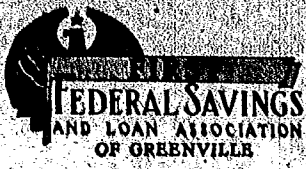


FILED
GREENVILLE CO. S. C.
NOV 10 12 30 PM '72
ELIZABETH KIDDLE
R.M.C.



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

HARLING EUGENE SPONSELLER, III and SHERRY L. SPONSELLER

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

-----TWENTY-FIVE THOUSAND SIX HUNDRED & NO/100----- (\$ 25,600.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note does not contain a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain

conditions), said note to be repaid with interest as the rate or rates therein specified in installments of ONE HUNDRED

EIGHTY-SEVEN & 85/100----- (\$ 187.85) Dollars, each on the first day of each

month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payments of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable thirty years after date, and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW KNOW ALL MEN, that the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sum which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, designated as:

All that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Lot No. 19, Sundown Circle, Pepper Tree Subdivision, as shown on a plat of Pepper Tree, Section No. 1, dated February 17, 1972 and recorded in the R.M.C. Office for Greenville County in Plat Book 4N, at Page 72; as revised by a Plat of a portion of Pepper Tree Section No. 1 (including Lot No. 19) dated October 12, 1972, and recorded in the R.M.C. Office for Greenville County in Plat Book 4W, at Page 24, and being more particularly described as follows:

BEGINNING at a point on the eastern side of Sundown Circle at the corner of Lots Nos. 19 and 20, thence along said side of Sundown Circle N. 21-57 W. 53.0 feet to a point; thence continuing along said side of Sundown Circle N. 19-00 W. 27.0 feet to a point; thence S. 59-55 W. 149.1 feet to a point; thence S. 21-47 E. 77.5 feet to a point; thence S. 88-55 W. 150.0 feet to the point of beginning.

This being a portion of the parcel conveyed to Brent Corporation by deed recorded in the R.M.C. Office for Greenville County in Deed Book 934 at Page 217.

The above property is subject to the Declaration of Covenants, Conditions and Restrictions recorded in the Office of the R.M.C. of Greenville County in Deed Book 947 at Page 513.